



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 14, 2015

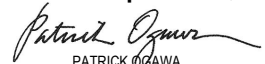
The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

### ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

35 April 14, 2015

  
PATRICK O'QUINN  
ACTING EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE  
UNINCORPORATED AREAS OF LAKE HUGHES,  
LANCASTER, MONTROSE, AND SUN VILLAGE  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **IT IS RECOMMENDED THAT THE BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

16227 Mossdale Avenue, Lancaster California 93535  
23005 Pine Canyon Road, Lake Hughes, California 93532  
13101 Avenue R-6, Sun Village, California 93543  
2462 Florencita Drive, Montrose, California 91020

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 16227 Mossdale Avenue, Lancaster California 93535

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: (a) that by April 10, 2015, the property be cleared of all trash, junk, debris and maintained cleared thereafter, and (b) that by April 10, 2015, the wrecked, dismantled, or inoperable vehicles and parts thereof be removed and the property be maintained cleared thereafter.

#### **List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. Attractive nuisances in the form of broken equipment.
3. Trash, junk, and debris scattered about the premises.
4. Abandoned, wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 23005 Pine Canyon Road, Lake Hughes, California 93532

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 10, 2015, the property be cleared of all trash, junk, debris and maintained cleared thereafter, (b) that by April 10, 2015, the abandoned, wrecked, dismantled, or inoperable vehicles and parts thereof be removed and the property be maintained cleared thereafter, (c) that by April 10, 2015, structure number 2 referred to as "The Stagecoach House" be secured with fencing to prevent unauthorized entry and maintained closed thereafter, (d) that by April 10, 2015, structure 1 and 3 be secured to prevent unauthorized entry and maintained closed thereafter, (e) that by June 9, 2015, permits be obtained and the structures be repaired to code, rebuilt to code, or demolished, and (f) that the structures be maintained secured thereafter. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system. Permits to be obtained at the Antelope Valley District Office.

#### List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients, dilapidated, apparently abandoned, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed immediately so as to prevent unauthorized persons from gaining access.\*
3. Portion of the interior and exterior walls are defective and/or deteriorated.
4. Doors and windows are broken.
5. The building contains defective and/or deteriorated ceiling, roof supports, or systems.
6. Trash, junk, and debris scattered about the premises.
7. Abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

\*The following option was given to the owner

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the

expense of the said owner."

ADDRESS: 13101 Avenue R-6, Sun Village, California 93543

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 10, 2015, the property be cleared of all trash, junk, debris, discarded household furniture and maintained cleared thereafter, and (b) that by April 10, 2015, the wrecked, dismantled, or inoperable vehicle and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and/or household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Campers stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Dismantled or inoperative vehicle or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 2462 Florencita Drive, Montrose, California 91020

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 10, 2015, the property be cleared of all trash, junk, debris, discarded household appliances, and miscellaneous personal property and maintained cleared thereafter, and (b) that by April 10, 2015, the wrecked, dismantled, or inoperable vehicle and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Junk and debris on premises.
3. Wrecked, dismantled, inoperative vehicles or parts thereof stored for unreasonable periods on the premises.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid.

GAIL FARBER  
Director

GF:DH:es

c: Chief Executive Office (Rochelle Goff)  
County Counsel  
Executive Office